

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Leigh Road, Hindley Green

Situated in a very popular location is this very attractive throughout extended three bedroom garden fronted end terrace property offering excellent first time accommodation and generous sized living accommodation over two floors to include an enclosed courtyard style area to the rear

(EXCELLENT FIRST TIME HOME)

**Asking Price £165,000**

# 399 Leigh Road

## Hindley Green, WN2 4XL



In further the accommodation comprises:-

### GROUND FLOOR:

#### ENTRANCE:

#### LOUNGE

16'9 (max) x 16'1 (max) (4.88m'2.74m (max) x 4.88m'0.30m (max) )

Feature fireplace. TV point. Bay window. Wooden flooring, Radiator.

#### DINING ROOM

16'6 (max) x 12'9 (max) (4.88m'1.83m (max) x 3.66m'2.74m (max))

Wooden flooring. Radiator.

#### KITCHEN

14'7 (max) x 8'4 (max) (4.27m'2.13m (max) x 2.44m'1.22m (max) )

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Oven hob and extractor fan. Modern radiator.

#### UTILITY

8'4 (max) x 8'1 (max) ( 2.44m'1.22m (max) x 2.44m'0.30m (max))

Work surface. Plumbing for washing machine. Door to rear.

### FIRST FLOOR:

### LANDING:

#### BEDROOM

16'3 (max) x 13'5 (max) (4.88m'0.91m (max) x 3.96m'1.52m (max) )

Radiator. TV point. Wooden flooring

#### BEDROOM

13'4 (max) x 10'6 (max) (3.96m'1.22m (max) x 3.05m'1.83m (max))

Radiator. TV point.

#### BEDROOM

8'7 (max) x 7'8 (max) (2.44m'2.13m (max) x 2.13m'2.44m (max))

Radiator

#### FAMILY BATHROOM

6'8 (max) x 5'2 (max) (1.83m'2.44m (max) x 1.52m'0.61m (max))

Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls.

### OUTSIDE:

The property is garden fronted with an enclosed courtyard style area to the rear.

### TENURE

Leasehold

### VIEWING

By appointment with the agents over leaf.

### COUNCIL TAX

Council Tax Band A

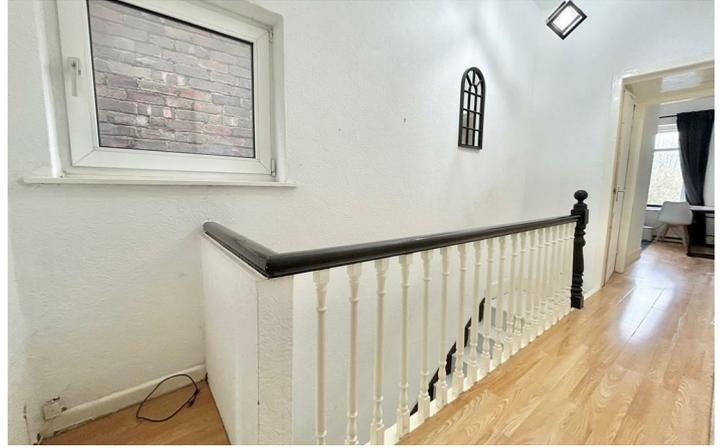
### PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



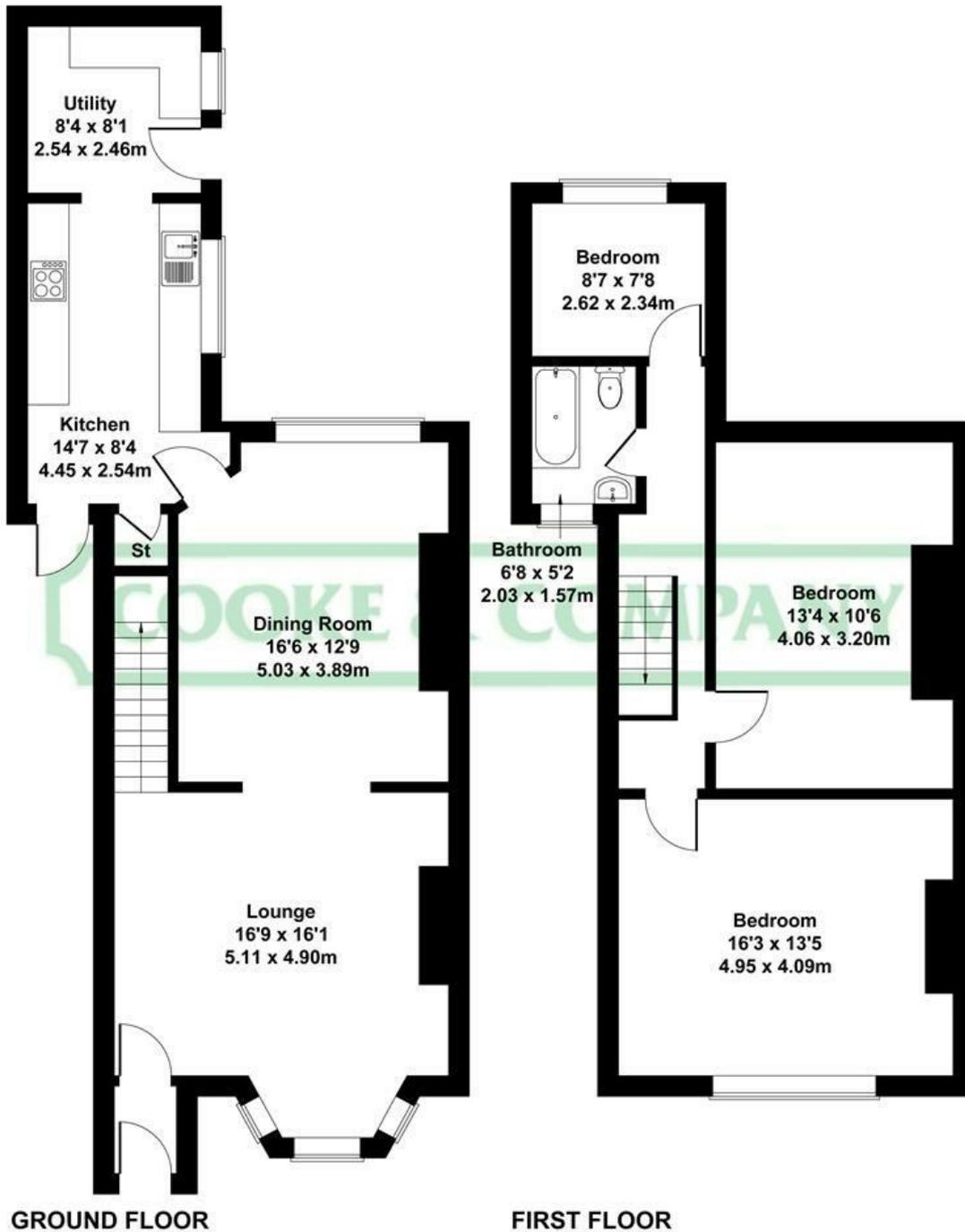
### Directions

WN2 4XL



# Floor Plan

Approximate Gross Internal Area  
1312 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	